

CONFIDENTIAL:

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for publication on the
morning of 15th September, 1950.

BUILDING STATISTICS, TASMANIA - JUNE QUARTER, 1950,
AND YEAR 1949-1950.

The Deputy Commonwealth Statistician (Mr. J. C. Stephen), has made available the following particulars of New Building Statistics for the quarter ended 30th June, 1950, and year 1949-1950. (Further notices on building statistics will be issued at quarterly intervals).

1. NEW HOUSES.

Note: In the following statistics the term "houses" includes owner-built houses, but not converted military huts, flats and shop dwellings. Values exclude the cost of land on which the structures are erected.

(i) NEW HOUSES COMPLETED:

During the quarter ended 30th June, 1950, 805 new houses were completed in Tasmania, an increase of 33 over the previous quarter and the greatest number completed in any quarter since the war. The number completed during the year 1949-50 was 2,852, compared with 2,287 in 1948-49, 1,544 in 1947-48, 1,070 in 1946-47 and 479 in 1945-46. In the post-war period (September quarter, 1945, to June quarter, 1950, inclusive) 8,232 permanent new houses have been completed in the State.

In addition to houses, 11 new dwellings were provided during the quarter by construction of new flats and conversions into flats, while 6 shops with dwellings were also completed.

Of the 8,232 houses completed in Tasmania since 1st July, 1945, 2,036 or 25% were of brick, concrete etc. construction and 6,196 or 75% of wood etc. materials. The percentages were practically identical for June quarter, 1950, when 207 or 26% of the total houses completed were brick etc., and 598 or 74% wood etc. materials.

The average value of each house completed in Tasmania has risen very rapidly from £786 in September quarter, 1945, to £1,030 in June quarter, 1946, to £1,099 in June quarter, 1947; to £1,149 in June quarter, 1948; to £1,355 in June quarter, 1949; and to £1,518 in June quarter, 1950. For June quarter, 1950, the average value of each brick, concrete etc. house completed was £2,082, compared with £1,323 for each wood, fibro-cement, etc. house. The corresponding average values for June quarter, 1949, were brick, concrete etc., £1,893 and wood, fibro-cement etc., £1,171. Since the beginning of 1946 the average completed cost has risen 63% per brick etc. house, and 49% per wood etc. house.

(ii) NEW HOUSES COMMENCED:

The number of new houses commenced continues to increase, 1,033 commencements being recorded for June quarter, 1950, compared with 854 for March quarter, 1950, and 829 for June quarter, 1949. The number of new houses commenced during 1949-50 was 3,664, an increase of 815 on the 1948-49 figure of 2,849. These figures compare with 2,062 commencements in 1947-48, 1,642 in 1946-47 and 1,316 in 1945-46. Since July, 1945, a total of approximately 11,533 new houses has been placed under construction in Tasmania.

(iii) NEW HOUSES UNDER CONSTRUCTION:

During June quarter, 1950, the number of new houses commenced exceeded the number completed by a fairly substantial margin. As a result the number of houses under construction at 30th June, 1950, increased further to 3,357, which compares with 2,575 under construction at 30th June, 1949, 2,065 at 30th June, 1948, 1,557 at 30th June, 1947, and 1,013 at 30th June, 1946. The houses under construction at 30th June, 1950, were distributed, according to

TO: [illegible]
FROM: [illegible]

MEMORANDUM FOR THE DIRECTOR
RE: [illegible]

1. [illegible]
2. [illegible]
3. [illegible]

ADMINISTRATIVE

4. [illegible]
5. [illegible]
6. [illegible]

RECOMMENDATIONS

7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]

11. [illegible]
12. [illegible]

13. [illegible]
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16. [illegible]
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18. [illegible]

19. [illegible]
20. [illegible]
21. [illegible]

CONCLUSION

22. [illegible]
23. [illegible]
24. [illegible]
25. [illegible]

APPENDIX

26. [illegible]
27. [illegible]
28. [illegible]
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materials of outer-walls, as follows: Brick etc. 1,124 (33.5%); Wood, 2,067 (61.6%); Fibro-cement 155 (4.6%); and others 11 (0.3%).

The following table shows in summary form the number of houses commenced, completed and under construction for 1945-46 and subsequent years:-

NEW HOUSES, TASMANIA.

Period	Commenced		Completed		Under construction at end of period	
	No.	Val.	No.	Val.	No.	Val.
		£'000		£'000		£'000
1945-46	1,316 (a)	1,100 (a)	479	453	1,013	1,066
1946-47	1,642	1,854	1,070	1,137	1,557	1,802
1947-48	2,062	2,603	1,544	1,741	2,065	2,742
1948-49 - September Qtr.	667	899	545	679	2,166	2,944
December Qtr.	575	798	564	740	2,161	3,029
March Qtr.	778	1,065	589	775	2,346	3,426
June Qtr.	829	1,175	589	798	2,575	3,802
Year 1948-49	2,849	3,937	2,287	2,992	2,575	3,802
1949-50 - September Qtr.	851	1,281	620	903	2,804	4,305
December Qtr.	926	1,472	655	933	3,073	4,852
March Qtr.	854	1,371	772	1,127	3,148	5,110
June Qtr.	1,033	1,715	805	1,222	3,357	5,652
Year 1949-50	3,664	5,839	2,852	4,185	3,357	5,652
Total since 1/7/1945	11,533	15,333	8,232	10,508	-	-

(a) Estimated; actual figures not collected.

The total number of dwellings, according to type, completed and under construction is set out in the following table -

CONSTRUCTION OF DWELLINGS ACCORDING TO TYPE, TASMANIA.

Period	Private Houses				New Flats (Dwelling units)(a)	Shops with Dwellings	Total
	Brick Concrete etc.	Wood	Fibro-Cement	Other			
Dwellings Completed - No.							
1945-46	111	356	12	-	-	2	481
1946-47	296	756	14	4	21	8	1,099
1947-48	373	1,127	41	3	4	8	1,556
1948-49	534	1,606	140	7	25	28	2,340
1949-50 - Sept. Qtr.	160	431	29	-	16	2	638
Dec. Qtr.	155	447	50	3	2	4	661
March Qtr.	200	527	41	4	1	6	779
June Qtr.	207	550	45	3	5	6	816
Year 1949-50	722	1,955	165	10	24	18	2,894
Total since 1/7/1945	2,036	5,800	372	24	74	64	8,370
Dwellings under Construction - No.							
1949 - 30th June	862	1,578	134	1	27	15	2,617
1950 - 30th June	1,124	2,067	155	11	17	13	3,387

(a) Conversions into Flats are excluded.

In the next table the types of new houses completed and under construction are shown as percentages of the total number of new houses, and the average costs of each completed new house, according to type, are compared -

PROPORTIONS AND AVERAGE COST OF EACH TYPE OF NEW HOUSE, TASMANIA.

Period	Proportions of New Houses						Average completed Cost per New House		
	Completed			Under Constuction at end of period			Brick (a)	Wood	Fibro etc. (b)
	Brick (a)	Wood	Fibro etc. (b)	Brick (a)	Wood	Fibro etc. (b)			
	%	%	%	%	%	%	£	£	£
1945-46	23.2	74.3	2.5	29.7	68.9	1.4	1,252	857	750
1946-47	27.7	70.6	1.7	30.4	68.0	1.6	1,392	939	833
1947-48	24.2	73.0	2.8	30.6	65.6	3.8	1,582	988	841
1948-49	23.4	70.2	6.4	33.5	61.3	5.2	1,830	1,183	782
1949-50	25.3	68.6	6.1	33.5	61.6	4.9	2,012	1,315	926
1949 - June Qtr.	25.5	68.2	6.3	33.5	61.3	5.2	1,893	1,199	865
Sept Qtr.	25.8	69.5	4.7	33.6	60.8	5.6	2,000	1,271	1,207
Dec. Qtr.	23.7	68.2	8.1	33.1	61.6	5.3	1,961	1,306	849
1950 - March Qtr.	25.9	68.3	5.8	33.3	61.6	5.1	1,990	1,309	867
June Qtr.	25.7	68.3	6.0	33.5	61.6	4.9	2,082	1,360	896

(a) Includes Brick Veneer, Stone and Concrete. (b) Fibro-Cement and Other.

(iv) NEW HOUSES ACCORDING TO CONSTRUCTING AUTHORITIES:

In Tasmania returns of building operations are collected from three principal groups of builders, viz. -

- (a) Private building contractors.
- (b) Governmental constructing authorities (day labour), and
- (c) Owner-builders, not engaging professional building contractors.

The last class constitutes a very important section of those engaged in new home-building, as large numbers of prospective home-seekers have undertaken to construct their own homes. In June, 1950, private contractors were responsible for 579 (56.1%) of the new houses commenced, government authorities for 63 (6.1%) and owner-builders for 391 (37.8%). The comparable numbers and percentages for June quarter, 1949, were:- private contractors 429 (51.7%); government authorities 87 (10.5%); and owner-builders 313 (37.8%). Private contractors and government builders are able to complete houses at a faster rate than owner-builders. Consequently the owner-builder percentage for completed houses is lower by comparison with that for homes commenced, while the percentages for private contractors and government authorities are correspondingly higher. The numbers and percentages of houses completed during June quarter, 1950, by each class of builder were:- private contractors, 464 (57.7%); governmental authorities, 63 (7.8%); and owner-builders, 278 (34.5%). The respective figures for June quarter, 1949, were 340 (57.7%); 49 (8.3%) and 200 (34.0%).

In the next table, the number of houses commenced and completed are classified, according to agency of construction, during the last two years -

CONSTRUCTION OF HOUSES ACCORDING TO CONSTRUCTING AGENCY.

Period	Houses Commenced by				Houses Completed by			
	Private Contract-ors	G'mntl. Author-ities	Owner-Bldrs.	All Bldrs.	Private Contract-ors	Governmental Authorities	Owner-Bldrs.	All Bldrs.
1948-49 -								
Sept. Qtr. No.	394	27	246	667	423	45	77	545
Dec. Qtr. No.	309	29	237	575	333	48	183	564
March Qtr. No.	372	36	370	778	300	25	264	589
June Qtr. No.	429	87	313	829	340	49	200	589
Year 1948-49 No.	1,504	179	1,166	2,849	1,396	167	724	2,287
%	52.8	6.3	40.9	100.0	61.0	7.3	31.7	100.0
1949-50 -								
Sept. Qtr. No.	397	67	387	851	378	39	203	620
Dec. Qtr. No.	507	66	353	926	406	74	175	655
March Qtr. No.	464	81	309	854	431	64	277	772
June Qtr. No.	579	63	391	1,033	464	63	278	805
Year 1949-50 No.	1,947	277	1,440	3,664	1,679	240	933	2,852
%	53.1	7.6	39.3	100.0	58.9	8.4	32.7	100.0

Table with 4 columns: Date, Name, Address, and Remarks. The table contains several rows of data, including names like 'J. H. Smith' and 'W. J. Brown'.

(1) The first section of the report deals with the general condition of the country and the state of the economy. It is noted that the country is in a state of general depression, and the economy is in a state of general stagnation.

(2) The second section of the report deals with the condition of the country and the state of the economy. It is noted that the country is in a state of general depression, and the economy is in a state of general stagnation.

(3) The third section of the report deals with the condition of the country and the state of the economy. It is noted that the country is in a state of general depression, and the economy is in a state of general stagnation.

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Table with 4 columns: Date, Name, Address, and Remarks. The table contains several rows of data, including names like 'J. H. Smith' and 'W. J. Brown'.

2. NEW BUILDINGS (OTHER THAN HOUSES).

Note: Buildings included under this heading are (1) flats; (2) shops with and without dwellings; (3) hotels, guest houses etc.; and (4) factories for which separate figures are collected. Also included are all other new buildings, principally schools, hospitals and banks which cannot be classified to the groups just mentioned. Values quoted exclude the cost of land on which the buildings are erected.

The value of other new buildings under construction at 30th June, 1950, reached the record figure of £3,338,000, which may be compared with £2,070,000 at the same date in 1949, £1,404,000 in 1948, £957,000 in 1947 and £337,000 in 1946. Factories figured very prominently and represented £1,222,000 or 25.8% of the total value of other new buildings under construction. Sixteen new factories were completed during June quarter, 1950.

The progress made in the construction of new buildings other than houses may be seen in the next table which shows values of new buildings commenced, completed and under construction according to type for each year since 1945-46 and the four quarters of 1949-50.

VALUE OF NEW BUILDINGS (OTHER THAN HOUSES).

Period	Flats £'000	Shops with Dwelling £'000	Shops Without Dwelling £'000	Hotels, Guest Houses etc. £'000	Factor- ies £'000	Other New Blds. £'000	Total New Blds. £'000
<u>COMMENCED DURING PERIOD:</u>							
1945-46 (a)	-	-	-	-	-	-	-
1946-47	10	12	39	41	458	304	864
1947-48	25	26	40	57	311	545	1,004
1948-49	43	36	38	229	454	634	1,434
1949-50 - Sept. Qr.	5	10	14	11	336	92	468
Dec. Qr.	12	1	20	3	199	306	541
March Qr.	2	5	25	45	216	362	655
June Qr.	5	20	5	38	148	660	876
Year 1949-50	24	36	64	97	899	1,420	2,540
Total since 1/7/1946	102	110	181	424	2,122	2,903	5,842
<u>COMPLETED DURING PERIOD:</u>							
1945-46	-	3	6	-	11	154	174
1946-47	17	9	12	4	51	187	280
1947-48	5	16	23	17	310	167	538
1948-49	29	30	32	107	334	286	818
1949-50 - Sept. Qr.	20	4	32	3	248	80	387
Dec. Qr.	1	6	7	44	138	56	252
March Qr.	1	12	18	13	30	110	184
June Qr.	6	13	9	25	147	134	334
Year 1949-50	28	35	66	85	563	380	1,157
Total since 1/7/1945	79	93	139	213	1,269	1,174	2,967
<u>UNDER CONSTRUCTION:</u>							
1946, 30 June	8	10	6	8	125	180	337
1947 "	5	16	30	43	533	330	957
1948 "	24	27	48	81	738	486	1,404
1949 "	33	29	66	211	860	871	2,070
1949, 30 Sept.	21	37	47	152	944	907	2,108
1949, 31 Dec.	33	30	54	114	1,010	1,174	2,415
1950, 31 March	39	24	62	146	1,179	1,360	2,810
1950, 30 June	32	35	62	169	1,222	1,818	3,338

(a) Information not collected.

The following table shows the results of the survey conducted in the year 1950. The data is presented in the form of a table with columns for the different categories and rows for the various items surveyed. The results are as follows:

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3. VALUE OF ALL BUILDINGS.

The value of all new buildings (including houses) completed in Tasmania has shown a marked increase from £627,000 in 1945-46 to £5,342,000 in 1949-50, the annual figures being: 1945-46, £627,000; 1946-47, £1,417,000; 1947-48, £2,279,000; 1948-49, £3,810,000; and 1949-50, £5,342,000. The annual increase for 1949-50 (£1,532,000) was almost identical with that recorded for 1948-49 (£1,531,000). New houses valued at £4,185,000 comprised 78.3% of the total figure for completions in 1949-50, compared with a value of £2,992,000 or 78.6% of the total value of completions in 1948-49.

The values of all new buildings completed during the last five quarters are as follows:- June quarter, 1949, £1,049,000; September quarter, 1949, £1,290,000; December quarter, 1949, £1,185,000; March quarter, 1950, £1,311,000; and June quarter, 1950, £1,556,000.

The value of all new buildings under construction has also risen very rapidly from £1,403,000 at 30th June, 1946, to £5,872,000 at 30th June, 1949, and further to £8,990,000 at 30th June, 1950. Again, houses have been mainly responsible for the marked increase in the figures.

In comparing these money values, due allowance should be made for increases in building costs.

4. PERSONS WORKING ON NEW BUILDINGS.

Note: The figures quoted below include estimates for persons working on owner-built houses, but exclude principals and their employees engaged solely on alterations and additions.

There were 6,430 persons, including 1,665 working principals, working on new building construction in Tasmania at 30th June, 1950. Of these, 3,152 were carpenters by trade, 1,303 builders' labourers and 402 brick layers.

The number of workers engaged is rising each quarter in common with the mounting volume of work under construction, the total at the end of June quarter in each of the following years being:- 1946, 2514; 1947, 3639; 1948, 4296; 1949, 5570; while the number reached 6430 at 30th June, 1950. Of the latter number 4867 were working on private contract jobs, 730 on owner-built jobs, and 833 on government day labour projects.

Details of the number of workers classified according to type of occupation and grade of occupation at 30th June, 1946, and later dates are as follows -

WORKERS (a) ENGAGED ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS IN TASMANIA.

OCCUPATION	NUMBERS AS AT							
	30 June 1946	30 June 1947	30 June 1948	30 June 1949	30 Sep. 1949	31 Dec. 1949	31 Mar. 1950	30 June 1950
Carpenters	1,083	1,750	2,048	2,699	2,807	2,895	3,080	3,152
Bricklayers	217	257	284	370	403	396	428	402
Painters	207	214	248	288	327	313	394	360
Electricians	79	123	137	161	181	162	190	208
Plumbers	140	150	206	238	274	264	265	266
Builders' Labourers	466	721	770	1,172	1,287	1,256	1,411	1,303
Others	322	424	603	642	627	615	641	739
<u>Total Workers:</u>	2,514	3,639	4,296	5,570	5,906	5,901	6,409	6,430

GRADE OF OCCUPATION.

Contractors (a)	330	578	716	913	972	1,044	1,114	1,159
Sub-Contractors (a)	232	297	375	421	458	422	454	506
Wage Earners	1,952	2,764	3,205	4,236	4,476	4,435	4,841	4,765

(a) Actually working on jobs.

A complete summary of Tasmanian building statistics collected for the June quarter, 1950, appears on the next page.

5. SUMMARY OF BUILDING OPERATIONS FOR JUNE QUARTER, 1950 -
TASMANIA.

A. NEW BUILDINGS.

KIND OF BUILDING	Commenced during June Quarter 1950		Completed during June Qtr. 1950.		Under Construction at 30th June, 1950	
	No. of Bldgs.	Value £'000	No. of Bldgs.	Value £'000	No. of Bldgs.	Value £'000
1. Houses (a) -						
(a) Brick, Brick Veneer, Concrete	290	644	207	431	1,124	2,334
(b) Wood	687	1,017	550	748	2,067	3,147
(c) Fibro-cement	51	50	45	40	155	155
(d) Other	5	4	3	3	11	16
<u>Total Houses</u>	1,033	1,715	805	1,222	3,357	5,652
2. Flats (b)	2	5	5	6	17	32
3. Shops with Dwelling	8	20	6	13	13	35
4. Shops without Dwelling	7	5	10	9	26	62
5. Hotels, Guest Houses etc.	1	38	1	25	6	169
6. Factories	8	148	16	147	57	1,222
7. Other New Buildings	27	660	39	134	279	1,818
<u>Total Other New Buildings</u>	53	876	77	334	398	3,338
<u>TOTAL ALL NEW BUILDINGS:</u>	1,086	2,591	882	1,556	3,755	8,990

- (a) Includes owner-built houses, but excludes temporary dwellings.
(b) Number indicates number of individual flats provided as new dwellings.

B. ALTERATIONS & ADDITIONS & REPAIRS & MAINTENANCE COMPLETED IN TASMANIA DURING JUNE QUARTER, 1950, (a).

	Number Completed	Value £'000
1. Conversions into flats (b)	6	4
2. Other Alterations & Additions	138	49
3. Repairs and Maintenance	-	59

- (a) Excludes this type of work performed by Contractors not engaged on construction of new buildings.
(b) Number indicates the number of additional dwellings provided by conversions.

C. PERSONS WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS IN TASMANIA AS AT 30TH JUNE, 1950.

GRADE OF OCCUPATION	No.	TYPE OF OCCUPATION	No.
Contractors	1,159	Carpenters	3,152
Sub-Contractors	506	Bricklayers	402
Wage Earners	4,765	Painters	360
		Electricians	208
		Plumbers	266
		Builders' Labourers	1,303
		Others	739
<u>TOTAL WORKING ON JOBS at 30th June, 1950</u>	6,430	<u>TOTAL WORKING ON JOBS at 30th June, 1950</u>	6,430

